

Proposed CVS PHARMACY

Highland, Lake County, IN
Revised May 1, 2000

Site Location and Description

The property is located at the northeast corner of Grace Street and Ridge Road. Specifically, the property consists of three residential houses at 3411, 3421 and 3431 Ridge Road and Mary Ann's Garden Center located at 3405 Ridge Road.

Zip Code: 46322

Site Uses and Past Activities

Historical records and aerial photographs indicate the property has been developed for about 60 years and has always been used for residential and retail purposes.

Contaminants and Impacts

A Phase II Subsurface Investigation indicated that groundwater at the property is contaminated with petroleum. Groundwater was analyzed for BTEX (benzene, toluene, ethylbenzene, and xylene). Toluene and xylene were detected in the sample taken from one of the temporary monitoring wells, but levels were below the Voluntary Remediation Program's Tier II non-residential cleanup criteria. The property is down-gradient of a site that had a reported leaking underground storage tank in February 1994. Groundwater contamination is believed to have migrated onto the property from this LUST site.

Lead Agency

IDEM

Community Concerns

None specified.

Actions Taken

IDEM issued a Comfort Letter for this property on April 14, 2000. The letter addressed liability issues and should assist CVS Corporation with responsible brownfields redevelopment

Reuse and Redevelopment

CVS Corporation is planning on turning the property into a CVS Pharmacy.



Current Status

IDEM does not plan to take any further action at the property unless and until the conditions at the property should change or IDEM later discovers the reports were inaccurate concerning the potential contamination at the property. CVS Corporation should proceed with redevelopment.

Future Actions

None planned.

Cost Estimates

Comfort Letters are provided at no cost to the recipient.

For More Information

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